

175.0

0005

0011.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

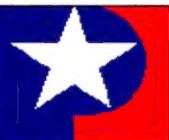
621,600 / 621,600

USE VALUE:

621,600 / 621,600

ASSESSED:

621,600 / 621,600


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		NICOD ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BUCKLEY MICHAEL	
Owner 2: ZAVALICK LENORE	
Owner 3:	

Street 1: 23 NICOD STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER	
Owner 1: THOMPSON GRACE -	
Owner 2: -	

Street 1: 23 NICOD STREET	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:

Postal: 02476	
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NARRATIVE DESCRIPTION	
This parcel contains .126 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Wood Shingle Exterior and 1469 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo	2	Above Stree		
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5500		Sq. Ft.	Site		0	70.	1.06	6									409,501						409,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5500.000	211,400	700	409,500	621,600		117509
							GIS Ref
							GIS Ref
							Insp Date
							06/26/18

Total Card	0.126	211,400	700	409,500	621,600	Entered Lot Size
Total Parcel	0.126	211,400	700	409,500	621,600	Total Land:

Source:	Market Adj Cost	Total Value per SQ unit /Card:	423.20	/Parcel: 423.20	Land Unit Type:
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!13672!

PRINT

Date Time

12/30/21 17:30:50

LAST REV

Date Time

08/06/18 09:57:39

mmcmakin

13672

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION**TAX DISTRICT**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
THOMPSON GRACE	46913-202		2/1/2006		415,000	No	No		
THOMPSON GRACE	30049-241		4/14/1999	Family	99	No	No		
	15019-328		5/1/1983		5	No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/10/2017	1502	Solar Pa	2,000	C					8/2/2018	Missed Appt.	CC	Chris C
10/2/2012	1260	Alterati	3,500	C					6/26/2018	MEAS&NOTICE	BS	Barbara S
4/23/2009	265	Re-Roof	2,800						4/18/2013	Info Fm Prmt	EMK	Ellen K
6/17/2008	663	New Wind	1,777		G9	GR FY09			10/25/2008	Meas/Inspect	189	PATRIOT
2/25/2008	155	New Wind	5,000						6/19/2006	MLS	HC	Helen Chinal
									2/17/2000	Inspected	276	PATRIOT
									12/21/1999	Mailer Sent		
									12/13/1999	Measured	256	PATRIOT
									7/16/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH														
Type:	5 - Cape			Full Bath:	1	Rating:	Average	SINK IN BMT.								34										
Sty Ht:	1H - 1 & 1/2 Sty			A Bath:	Rating:																					
(Liv) Units:	1	Total: 1			3/4 Bath:	Rating:																				
Foundation:	1 - Concrete			A 3QBth:	Rating:																					
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Average																			
Prime Wall:	1 - Wood Shingle			A HBth:	Rating:																					
Sec Wall:				OthrFix:	1	Rating:	Average																			
Roof Struct:	1 - Gable			OTHER FEATURES																						
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average																			
Color:	BROWN			A Kits:	Rating:																					
View / Desir:				Frl:	1	Rating:	Average																			
GENERAL INFORMATION				WSFlue:	Rating:																					
Grade:	C - Average			CONDOS INFORMATION																						
Year Blt:	1960	Eff Yr Blt:			Location:																					
Alt LUC:				Total Units:																						
Jurisdct:	G10	Fact: .			Floor:																					
Const Mod:				% Own:																						
Lump Sum Adj:				Name:																						
INTERIOR INFORMATION				DEPRECIATION				REMODELING								RES BREAKDOWN										
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%	No Unit	RMS	BRS	FL															
Prim Int Wal	2	- Plaster		Functional:				1	6	3																
Sec Int Wall:				Economic:																						
Partition:	T	- Typical		Special:																						
Prim Floors:	3	- Hardwood		Override:																						
Sec Floors:	4	- Carpet		Total:	31	%																				
Bsmnt Flr:	12	- Concrete		CALC SUMMARY				COMPARABLE SALES								SUB AREA										
Subfloor:				Basic \$ / SQ:	110.00	Rate	Parcel ID	Typ	Date	Sale Price											SUB AREA DETAIL					
Bsmnt Gar:	1			Size Adj.:	1.35000002																					
Electric:	3	- Typical		Const Adj.:	0.99693000																					
Insulation:	2	- Typical		Adj \$ / SQ:	148.044																					
Int vs Ext:	S			Other Features:	80500																					
Heat Fuel:	2	- Gas		Grade Factor:	1.00																					
Heat Type:	1	- Forced H/Air		NBHD Inf:	1.00000000																					
# Heat Sys:	1			NBHD Mod:																						
% Heated:	100			LUC Factor:	1.00	WtAv\$/SQ:	AvRate:	Ind.Val																		
Solar HW:	NO	Central Vac: NO		Adj Total:	306330	Juris. Factor:	1.00	Before Depr:	148.04																	
% Com Wal	% Sprinkled			Depreciation:	94962	Special Features:	0	Val/Su Net:	102.13																	
				Depreciated Total:	211368	Final Total:	211400	Val/Su SzAd:	172.71																	
MOBILE HOME				Make:	Model:	Serial #:	PARCEL ID			175.0-0005-0011.0																
SPEC FEATURES/YARD ITEMS														IMAGE												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value									
19	Patio	D	Y	1 12X14	A	AV	2007		4.48	T	9.6	101			700		700									
More: N				Total Yard Items:				700				Total Special Features:				700										